

- Flooding (including dam failure and ice jams)
- Landslides (including subsidence/sinkholes)
- Severe Weather (Tropical Cyclones, Nor'easters, High Winds, Tornadoes, Thunderstorms, Hail, Extreme Temperature)
- Severe Winter Weather (Heavy Snow, Blizzards, Ice Storms)
- Wildfire

The Township has actively participated in the 5-year update of the Burlington County Hazard Mitigation Plan and continues to support the implementation, monitoring, maintenance and update of the plan. Many of the Action Items identified in the 2013 plan have been completed or are in progress.

The Township participated in a mitigation action workshop in 2018 and was provided FEMA publications to use as a resource as part of their review of all possible activities and mitigation measures to address their hazards. The Township prepared a comprehensive range of specific mitigation initiatives to pursue to reduce the effects of hazards.

In addition to Burlington County efforts, on April 22, 2021 the State of New Jersey released, "Climate Change Resiliency Strategy" The Draft document contains strategies for six priorities:

- Priority 1: Build Resilient and Healthy Communities
- Priority 2: Strengthen the Resilience of New Jersey's Ecosystem
- Priority 3: Promote Coordinated Governance
- Priority 4: Invest in Information and Increase Public Understanding
- Priority 5: Promote Climate-Informed Investments and Innovative Financing
- Priority 6: Coastal Resilience Plan

While an entire Master Plan could be written on strategies, resilience, actions and decisions to become resilient, the Township, its professionals, consultants and advisors should stay informed about climate change and resilience strategies regarding land use and other decisions that could affect climate change.

#### **M. Climate Change-Related Hazard Vulnerability Assessment**

Pursuant to PL 2021, c.6., a climate change-related hazard vulnerability assessment shall be included in the Land Use Element of a Master Plan. This section provides required information to address that legislation Legislature's 2017 amendments to the Municipal Land Use Law (P.L. 2017 c.275 amending NJSA 40:55D-28.b.2(h)), which requires municipal land use plan elements to include a "hazard vulnerability assessment."

- (i) Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;

Most municipalities are just beginning to prepare hazard vulnerability assessments for their land use plan elements. The following assessment is based on current data and the most recent natural hazard projections and best available science and technical advice provided by the New Jersey Department of Environmental Protection (NJDEP) Climate and Flood Resilience Program and Water Resource Management Program, the Delaware Valley Regional Planning Commission (DVRPC) Climate Adaptation Forum, and Rutgers: the State University of New Jersey's NJ Climate Change Resource Center. Other resources used included:

- Burlington County's *2017 Wastewater Management Plan*.
- Burlington County's *2019 Hazard Mitigation Plan Update*. ([www.co.burlington.nj.us/462/All-Hazards-Mitigation-Plan](http://www.co.burlington.nj.us/462/All-Hazards-Mitigation-Plan))

The 2019 Burlington County Hazard Mitigation Plan (HMP) states that it is, "a living document that communities use to reduce their vulnerability to hazards. It forms the foundation for a community's long-term strategy to reduce disaster losses and creates a framework for decision making to reduce damages to lives, property, and the economy from future disasters. Examples of mitigation projects include home acquisitions or elevations to remove structures from high risk areas, upgrades to critical public facilities, and infrastructure improvements. Ultimately, these actions reduce vulnerability, and communities are able to recover more quickly from disasters."

Burlington County's planning process required participation from all 40 municipalities and other stakeholders to prepare the regional plan and municipal "annexes" and included the following:

1. Researching a full range of natural hazard events, including climate change;
2. Identifying the subset of significant hazards; these will be the focus of the plan;
3. Identifying the location and extent of hazard areas;
4. Identifying assets located within hazard areas;
5. Characterizing existing and potential future assets at risk by analyzing land uses and development trends;
6. Assessing vulnerabilities to the identified hazards;
7. Identifying local, state, and federal capabilities that support hazard mitigation; and
8. Developing a mitigation strategy by evaluating and prioritizing goals, objectives, and hazard mitigation actions.

Each municipal-specific annex contains: an identification and assessment of the municipality's "hazards of concern;" hazard risk ranking; capability assessments; new/updated mitigation actions; action prioritization specific only to that municipality; status progress on prior 2014 mitigation actions; and an overview of plan integration into the municipality's local planning processes. In so doing, Florence Township's annex to the 2019 HMPU incorporates all the elements required for hazard vulnerability assessments, which are:

1. Analyze current and future threats to, and vulnerabilities of, the municipality associated with climate change-related natural hazards, including, but not limited to increased temperatures, drought, flooding, hurricanes, and sea-level rise;



2. Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified above related to that development;
3. Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;
4. Analyze the potential impact of natural hazards on relevant components and elements of the master plan.
5. Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards.

The 2019 Burlington County Hazard Mitigation Plan: Florence Township Annex, is incorporated as part of the Land Use Plan Element of this Master Plan. Incorporation of the Township's annex and its continued implementation ensures that hazard vulnerability issues, including resiliency and response, will remain consistent, coordinated, and integrated in Florence Township's Master Plan.

#### ***Future Threats and Vulnerabilities - Temperature***

Similar to the rest of New Jersey, Florence Township experiences variable of weather conditions throughout the year ranging from hot and dry summers to cold winters to rain in the spring. The State is affected by the North Atlantic hurricane season, which runs between June and November as well as Nor'easters in the winter. The New Jersey State Climatologist at Rutgers University organizes the State into five distinct Climate Zones, of which Florence Township is situated in a portion of three of the zones. The Delaware River waterfront is located in the Central Climate Zone. The western side of the Township is located in the Southwest Zone and the southern and eastern portions of the Township are located in the Pine Barrens Climate Zone.

#### ***Central Zone***

The Central Zone has a northeast to southwest orientation, running from New York Harbor and the Lower Hudson River to the great bend of the Delaware River in the vicinity of Trenton. This region has many urban locations with large amounts of pollutants produced by the high volume of automobile traffic and industrial processes. The concentration of buildings and paved surfaces serve to retain more heat, thereby affecting the local temperatures. Because of the asphalt, brick, and concrete, the observed nighttime temperatures in heavily developed parts of the zone are regularly warmer than surrounding suburban and rural areas. This phenomenon is often referred to as a "heat island".

The northern edge of the Central Zone is often the boundary between freezing and non-freezing precipitation during wintertime. In summer, the northern reaches often mark the boundary between comfortable and uncomfortable sleeping conditions. Areas to the south of the Central Zone tend to have nearly twice as many days with temperatures above 90 degrees F than the 15-20 commonly observed in the central portion of the state.

#### *Southwest Zone*

The Southwest Zone lies between sea level and approximately 100 feet above sea level. The close proximity to Delaware Bay adds a maritime influence to the climate of this region. The Southwest has the highest average daily temperatures in the state and without sandy soils, tends to have higher nighttime minimum temperatures than in the neighboring Pine Barrens.

This region receives less precipitation than the Northern and Central regions of the state as there are no orographic features and, it is farther away from the Great Lakes-St. Lawrence storm track. It is also far enough inland to be away from the heavier rains from some coastal storms, thus it receives less precipitation than the Coastal Zone.

Prevailing winds are from the southwest, except in winter when west to northwest winds dominate. High humidity and moderate temperatures prevail when winds flow from the south or east. The moderating effect of the water also allows for a longer growing season. Autumn frosts usually occur about four weeks later here than in the North and the last spring frosts are about four weeks earlier, giving this region the longest growing season in New Jersey.

#### *Pine Barrens Zone*

Scrub pine and oak forests dominate the interior southern portion of New Jersey, hence the name, Pine Barrens. Sandy soils, which are porous and not very fertile, have a major effect on the climate of this region. On clear nights, solar radiation absorbed during the day is quickly radiated back into space, resulting in surprisingly low minimum temperatures. Atlantic City Airport, which is surrounded by sandy soil, can be 15-20 degrees cooler than the Atlantic City Marina on the bay, which is only about thirteen miles away.

The porous soil permits any precipitation to rapidly infiltrate and leave surfaces quite dry. Drier conditions allow for a wider range between the daily maximum and minimum temperatures, and makes the area vulnerable to forest fires.

Consistent with worldwide trends, temperatures in New Jersey are increasing overtime. According to the New Jersey State Climatologist, Monthly Climate Tables, record high temperatures have been occurring more frequently.



To assist municipalities with understanding the effects of climate change and summarize existing conditions and future trends, the Department of Environmental Protection prepared the 2020 New Jersey Scientific Report on Climate Change. According to the document, the phenomenon of increased temperatures is occurring throughout the State. **Table III-9, Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019** shows the increase in temperature by degrees for each season both Statewide and by three subsections Florence Township is located in Division 2 South.

**Table III-9. Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019.**

	°C	°F				
	Annual	Annual	Winter	Spring	Summer	Fall
Statewide	1.9	3.5	4.8	3.0	3.1	3.0
Division 1 North	2.0	3.6	5.1	3.1	3.0	3.1
Division 2 South	1.9	3.4	4.6	2.9	3.1	2.8
Division 3 Coast	2.2	4.0	5.0	3.6	3.6	3.5

Source: 2020 New Jersey Scientific Report on Climate Change, Table 4.1. Annual and Seasonal Increases in Air Temperature Over the Period 1895 to 2019. Office of the New Jersey State Climatologist 2020.

### ***Future Threats and Vulnerabilities - Rainfall, Severe Storms and Drought***

According to the New Jersey Climatologist, the annual 30-year normal amount of precipitation per year in Burlington County is 45.20 inches. In 2018, Burlington County received a total of 65.42 inches of rainfall, which is the wettest year on record (1895-2020). The DMA 2000 Hazard Mitigation Plan Update for Burlington County contains a long list of Flash Floods, Coastal Storms and Floods that affected the County since 2012. Fortunately for Florence Township, there were three events, none of which caused significant loss or damage in the Township. **Table III-10. Hazard Event History, Florence Township** shows the recent major storm events and the associated disaster declarations that affected Burlington County since 2012. As storm events become more frequent as a consequence of climate change, communities may expect more declarations of disaster and the Township may not be as fortunate as in the past.

**Table III-10. Hazard Event History, Florence Township.**

Event Type and Disaster Declaration (as applicable)	Dates of Event
Heavy Rain and Flooding	April 30 to May 1, 2014
Severe Storm (DR-4231)	June 23, 2015
Severe Winter Storm (DR-4264)	January 22-24, 2016

Source: Table 9.16-2. Hazard Event History, Florence Township, DMA 2000 Hazard Mitigation Plan Update – Burlington County.

According to the NJDEP New Jersey Water Supply Plan 2017-2022, portions of Florence Township are located within Critical Water Supply Area 2, which includes parts of Ocean, Burlington, Atlantic, Camden, Gloucester, Salem and Cumberland Counties as shown on **Figure III-16. Water Supply Critical Areas of New Jersey.**

To ensure sustainability of all water diversions and prevent impacts to groundwater, the

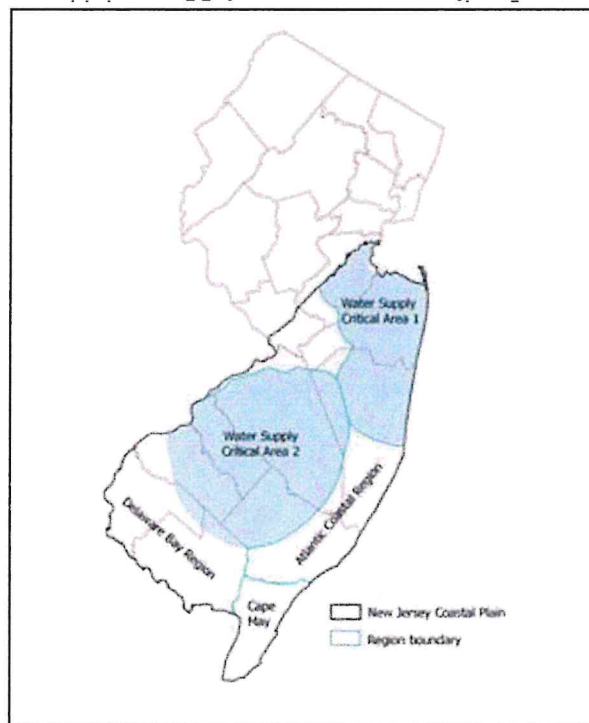
NJDEP Division of Water Supply and Geoscience (DWSG) sets controls on allocations, which include:

- limits on the volume of water that may be withdrawn on a monthly and annual basis;
- precise identification of sources from which water may be diverted;
- defined uses of the diversion and effective term limit;
- specific monitoring and reporting requirements;
- passing flow requirements, if appropriate;
- contingency plans and/or mitigation requirements for adverse impacts, if appropriate; and
- review of any contracts a water supplier has entered in for sale or purchase of water on a non-emergency basis to ensure all water demands can be met.

### ***Future Threats and Vulnerabilities - Natural Disasters***

Of the various types of natural disasters that affect New Jersey, landslides, severe winter weather and severe storms have the most significant impact (probability x impact) on the Township. **Table III-11. Hazard Risk and Vulnerability** shows the probability of occurrence and hazard ranking for natural disasters affecting the Township. Further descriptions of these events can be found in the Hazard Mitigation Plan Update for Burlington County.

### ***III-16. Water Supply Critical Areas of New Jersey.***



Source: NJDEP, New Jersey Water Supply Plan 2017-2022, Appendix B. Water Supply Options, Confined Aquifers of the New Jersey Coastal Plain.



**Table III-11. Hazard Risk and Vulnerability Risk Ranking, Florence Township.**

Hazard Type	Probability of Occurrence	Hazard Ranking	Risk Ranking Score <sup>1</sup>
Coastal Erosion	Occasional	Low	12
Drought	Frequent	Medium	30
Earthquake	Occasional	Medium	28
Flood	Frequent	Medium	18
Landslide	Frequent	High	54
Severe Storm	Frequent	High	48
Severe Winter Weather	Frequent	High	51
Wildfire	Occasional	Low	12

Source: Table 9.16-3. Hazard Risk/Vulnerability Risk Ranking, DMA 2000 Hazard Mitigation Plan Update – Burlington County.

<sup>1</sup> The valuation of general building stock and loss estimates was based on custom inventory for the municipality.

High = Total hazard priority risk ranking score of 31 and above.

### ***Future Threats and Vulnerabilities - Flooding and Sea Level Rise***

To see how sea level rise and high tide flooding is predicted to affect Florence Township, **Figures III-17. Sea Level Rise, Figure III-18. Flood Frequency** and **Figure III-19. Vulnerability** are included in this section.

**Table III-12. National Flood Insurance Program Summary 2017-2018** shows the number of National Flood Insurance Program policies and claims in Florence Township.

**Table III-12. National Flood Insurance Program Summary 2017-2018**

Municipality	Florence Township
# of Policies	70
# of Claims	4
Total Loss Payments	\$16,325.03
# of Repetitive Loss Properties	0
# of Severe Repetitive Loss Properties	0
# of Policies in 100-year Boundary	1

Source: Table 9.16-4 NFIP Summary, DMA 2000 Hazard Mitigation Plan Update – Burlington County

- (ii) Include a build-out analysis of future residential, commercial, industrial, and other development in the municipality, and an assessment of the threats and vulnerabilities identified in sub-subparagraph (i), above, related to that development;

The Delaware Riverfront Florence and Roebling portions of the Township are almost fully developed while the area south of the NJ Turnpike have significant areas of open space. However, much of this area is either preserved farmlands, designated for preserved farmlands or parks and open space.

As part of the development of the 2017 Burlington County Wastewater Management Plan, the Burlington County Bridge Commission's GIS staff conducted a parcel-level build-out analysis



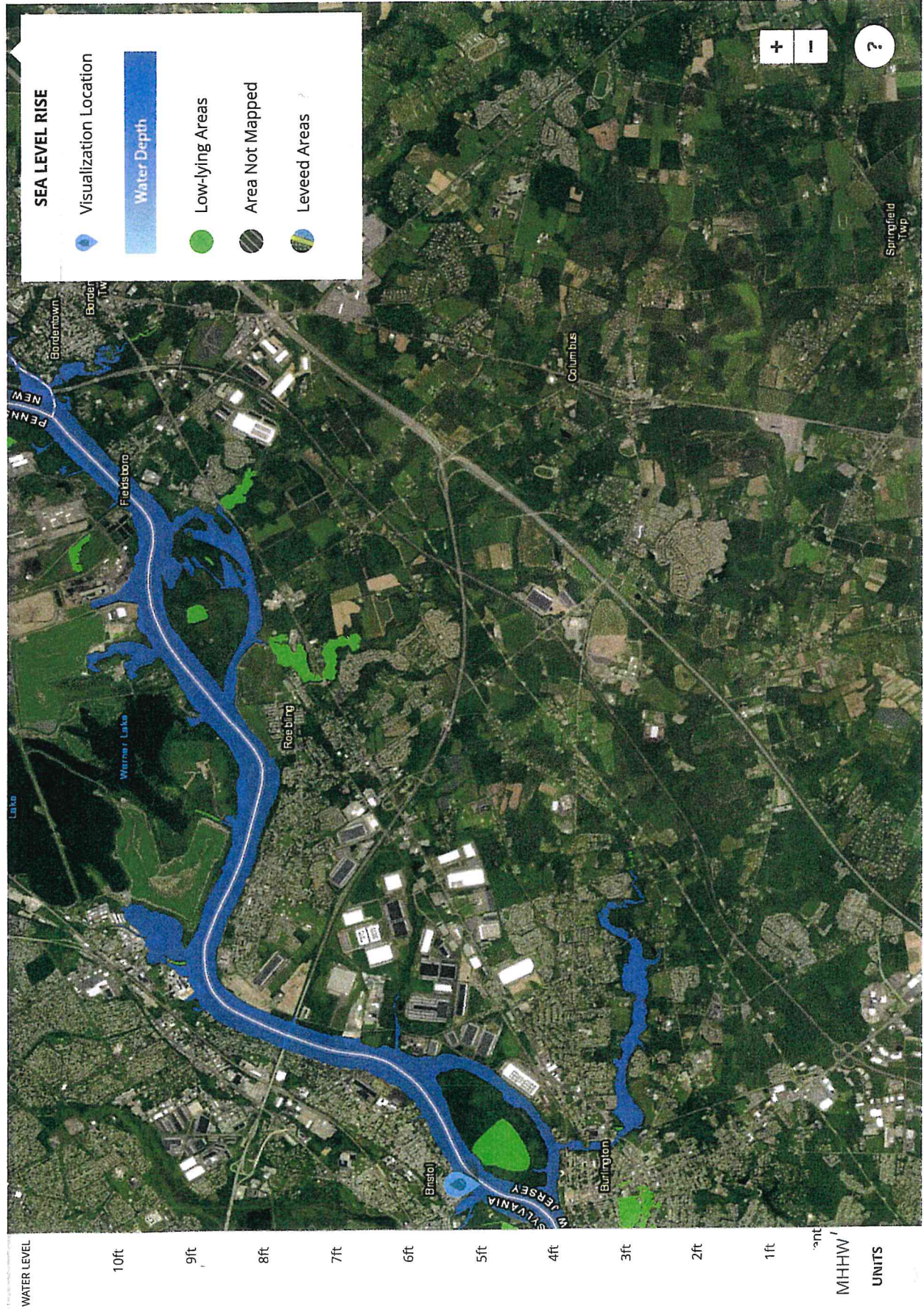


Figure III-17 Sea Level Rise.





*Figure III-18. Flood Frequency.*



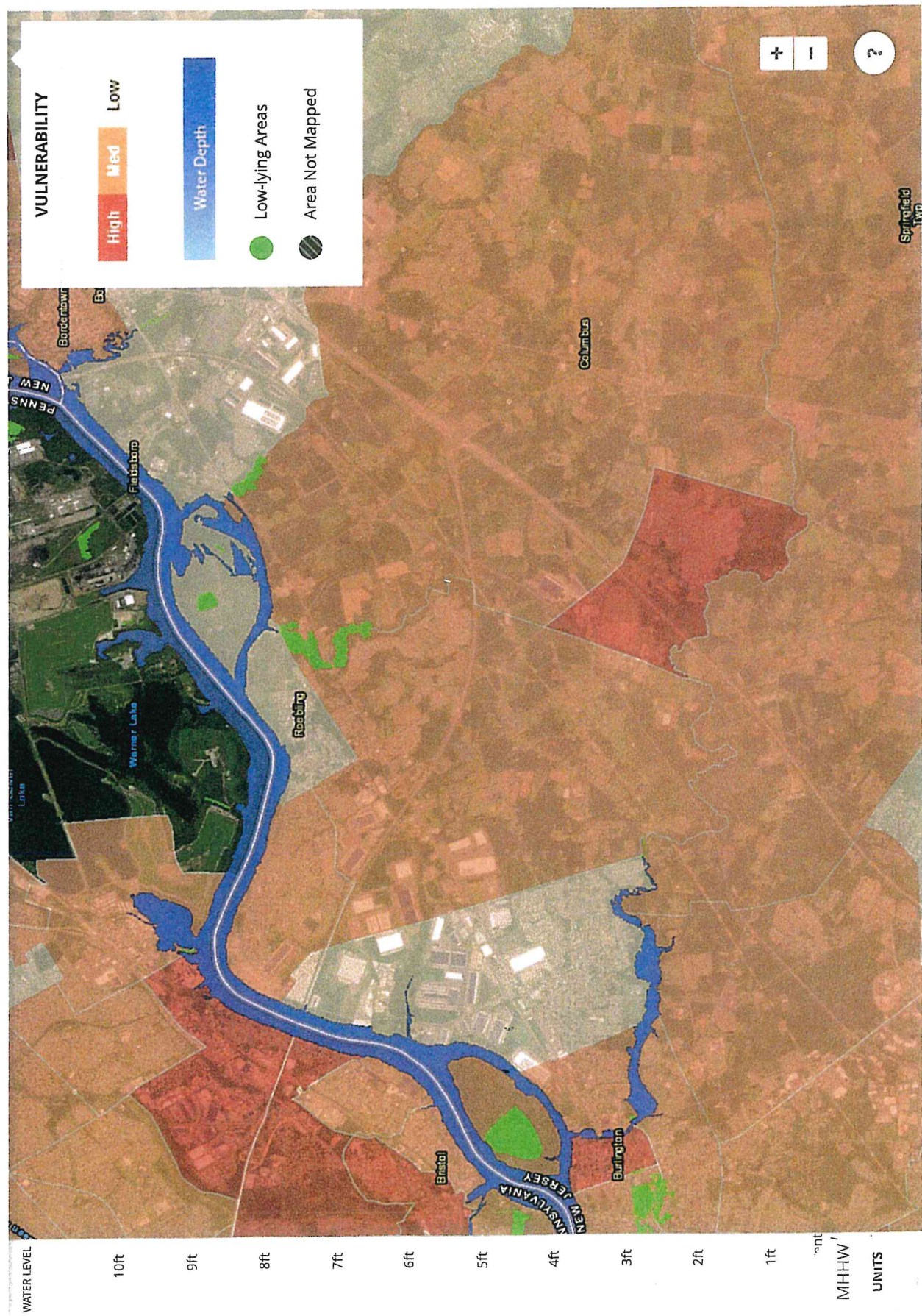


Figure III-19. Vulnerability.



for the entire County. The number of residential units and the amount of non-residential square footage was calculated for each municipality by taking into consideration whether each parcel was in a sewer service area, the amount of constrained land, current land use and zoning capacity. As a result, the building-out for Florence Township, based on existing Zoning, was determined to be 470 residential units and 16,679,828 square feet of non-residential development.

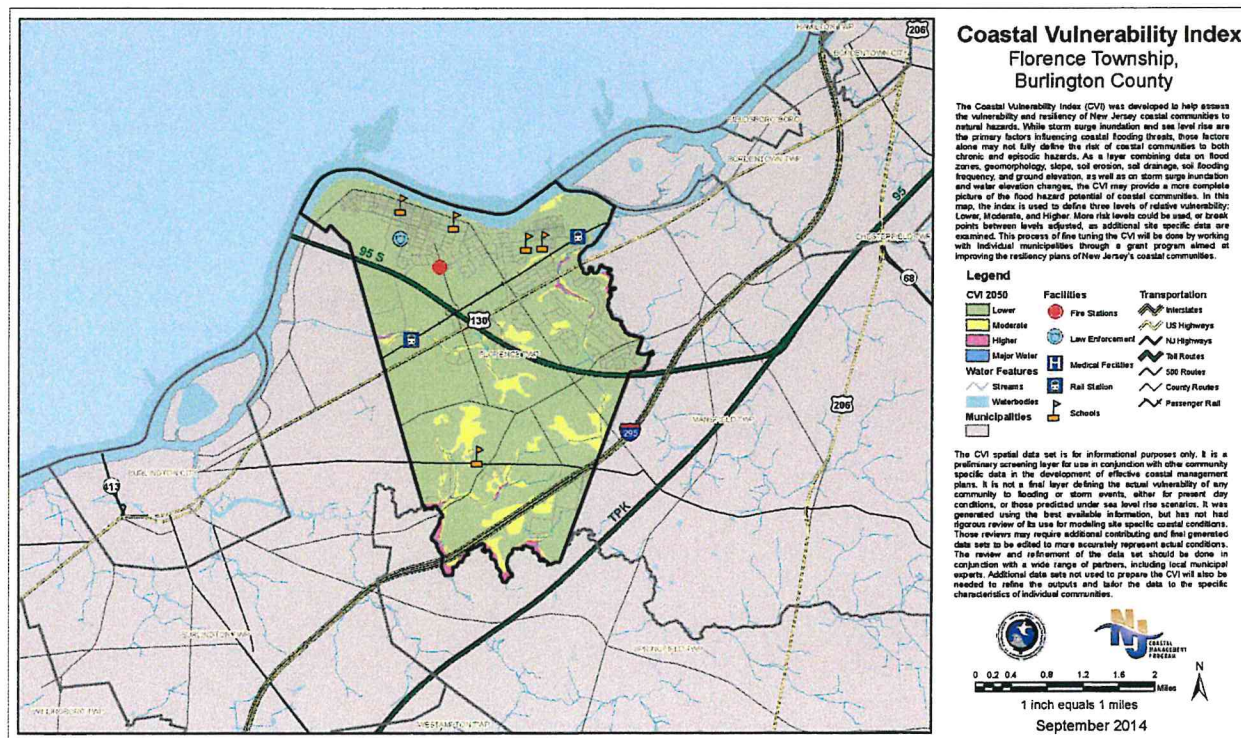
Additional information on the Build-out analysis and carrying capacity of the non-sewered areas by zoning district, is contained in section IV. Utility Service Plan Element.

The various Figures provided throughout this Master Plan, particularly those dealing with environmental sensitivity should be consulted prior to development approval in order to minimize threats and vulnerabilities to the Township and its resources.

- (iii) Identify critical facilities, utilities, roadways, and other infrastructure that is necessary for evacuation purposes and for sustaining quality of life during a natural disaster, to be maintained at all times in an operational state;

**Figure III-20. Coastal Vulnerability Index, Florence Township, Burlington County** shows the locations of the following critical facilities located in Florence Township: Schools, Rail Stations, Fire Station, and Law Enforcement. The map shows that the majority of these facilities are situated in areas with a lower vulnerability index. Pockets of locations have moderate vulnerability and areas bordering streams on the southern and eastern sides of the Township have a higher Coastal Vulnerability Index as shown in **Figure III-20**.

**Figure III-20. Coastal Vulnerability Index, Florence Township, Burlington County, New Jersey**



Source: Coastal Vulnerability Index, Florence Township, Burlington County.

**Table III-13. Township Assets and Exposures** shows the number of assets the Township has and the Number Exposed at 2 Feet Total Water Level and at 7 Feet Total Water Level.

**Table III-13. Township Assets and Exposures.**

Assets Florence Township	Total Assets	Number Exposed at 2 Feet Total Water Level	Number Exposed at 7 Feet Total Water Level
Schools	4	0	0
Fire Stations	1	0	0
Hospitals	0	0	0
Law Enforcement	1	0	0
Nursing Homes / Assisted Care	1	0	0
Child Care Facilities	3	0	0
Evacuation Shelters	1	0	0
Wastewater	0	0	0
Energy Generation/Power Plants	2	0	0
NJ Bridges	14	2	2
Gas Stations	4	0	0

Source: NJFloodmapper <https://www.njfloodmapper.org/municipal-snapshots/0312/criticalAssets/> Florence Township.

**Figures III-21 and III-22. Township of Florence Hazard Area Extent and Location Maps 1 and 2** are provided to further map the Township's various facilities and their vulnerability during flooding, storm surge and wildfires.

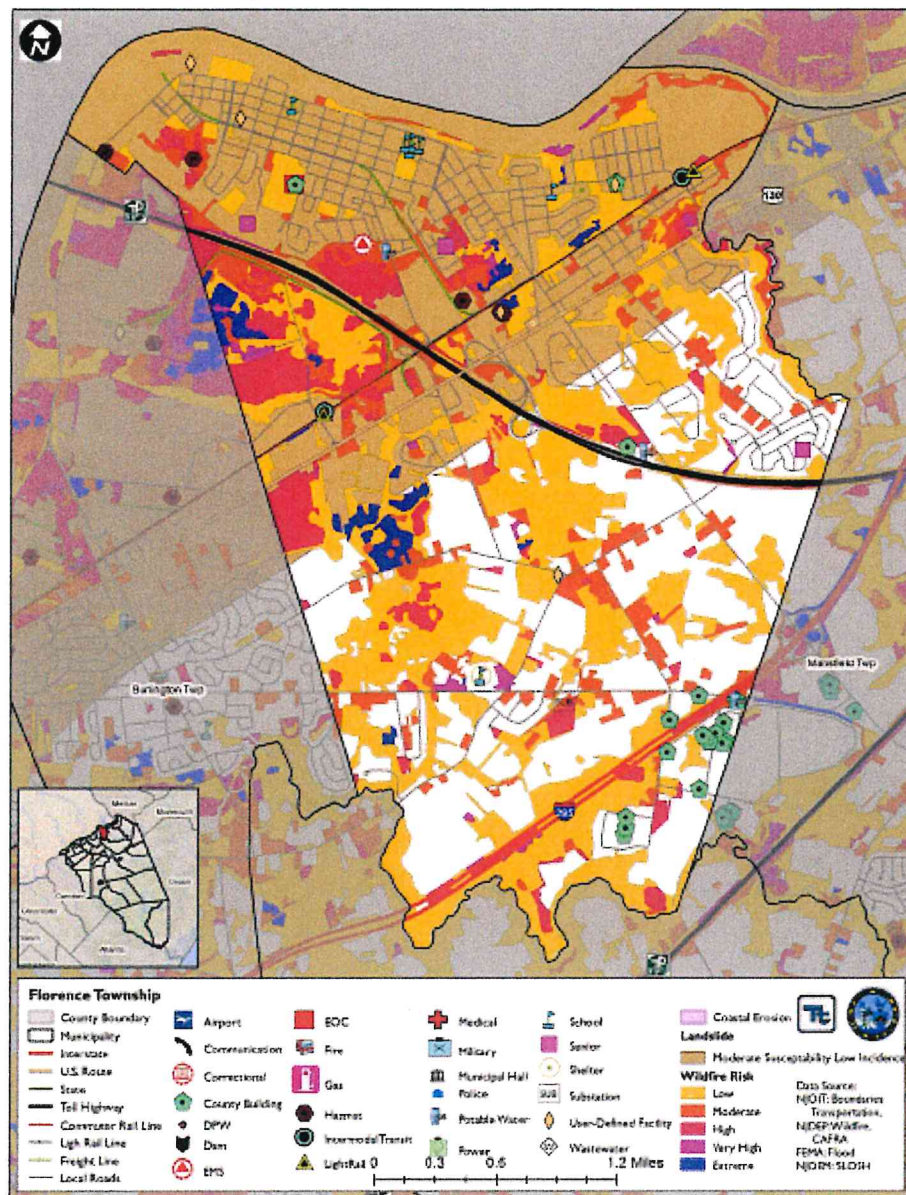


### III. Land Use Plan Element



May 10, 2022

**Figure III-21. Township of Florence Hazard Area Extent and Location Map 2.**



Source: DMA 2000 Hazard Mitigation Plan Update – Burlington County, New Jersey September 2019, page 9.16-27.

- (iv) Analyze the potential impact of natural hazards on relevant components and elements of the master plan;

This climate change-hazard vulnerability assessment is consistent with all parts of this 2022 Land Use Plan Element, which attempts to address the effects of climate change by encouraging smart growth principles. The Land Use Plan promotes redevelopment, compact development in areas of the Township that are currently developed, and open space and farmland preservation.



The Housing Plan Element and Fair Share Plan dated April 2018 and Amended August 2018, addresses the affordable housing obligation through compact, multi-family construction. As the Township approaches build-out, it will need to explore alternative options to new construction to address future needs such as market-to-affordable units and reuse of existing buildings.

The Burlington County Hazard Mitigation Plan summarizes the regulatory tools that are available to the Township of Florence in **Table III-14. Planning and Regulatory Capability.**

**Table III-14. Planning and Regulatory Capability.**

Tool / Program (code, ordinance, plan)	Do you have this? (Yes/No) If Yes, date of adoption or update	Authority (local, county, state, federal)	Dept. /Agency Responsible	Code Citation and Comments (Code Chapter, name of plan, explanation of authority, etc.)
<b>Planning Capability</b>				
Master Plan	Yes	Local	Zoning	Chapter 91, Article IX
Capital Improvements Plan	Yes	Local	Adm	91-38
Floodplain Management / Basin Plan	Yes	Local	Twp Eng	140 91
Stormwater Management Plan	Yes	Local	Twp. Eng.	91-75 140
Open Space Plan	Yes	Local	Adm	91-59
Stream Corridor Management Plan	No	-	-	-
Watershed Management or Protection Plan	No	-	-	-
Economic Development Plan	Yes	Local	Council	Chapter 5
Comprehensive Emergency Management Plan	Yes	Local	OEM	-
Emergency Operation Plan	Yes	Local	OEM	-
Post-Disaster Recovery Plan	No	-	-	-
Transportation Plan	Yes	Local	Adm	-
Strategic Recovery Planning Report	No	-	-	-
Other Plans:	No	-	-	-
<b>Regulatory Capability</b>				
Building Code	Yes	State & Local	Code Off	State Uniform Construction Code Act (N.J.S. 52:27D-119 et seq.)
Zoning Ordinance	Yes	State/Local	Adm	Chapter 91, Part 3
Subdivision Ordinance	Yes	State/Local	Land Use	Chapter 91, Part 2
NFIP Flood Damage Prevention Ordinance	Yes	Federal, State, Local	Adm	Chapter 79, Ordinance 2017-28
NFIP: Cumulative Substantial Damages	No	-	-	-
NFIP: Freeboard	Yes	Local	Adm	Ordinance 2017-28
Growth Management Ordinances	Yes	Local	Planning Bd	Chapter 56
Site Plan Review Requirements	Yes	Local	Twp Eng	91-40
Stormwater Management Ordinance	Yes	State/Local	Twp Eng	Chapter 91-75 140
Municipal Separate Storm Sewer System (MS4)	Yes	State/Local	Twp Eng	Chapter 123

Stormwater Program Ordinances <ul style="list-style-type: none"> <li>• Pet waste</li> <li>• Litter Control</li> <li>• Improper Disposal of Waste</li> <li>• Wildlife Feeding</li> <li>• Yard Waste Collection</li> <li>• Illicit Connection</li> <li>• Private Storm Drain Retrofitting</li> <li>• Refuse Container / Dumpster (optional)</li> </ul>	Yes	Local	-	Chapter 123-4: Littering, Chapter 123-15: Yard Waste Collection, Chapter 123-17: Pet Waste, Chapter 123-18: Wildlife Feeding, Chapter 123-19: Illicit Connections, Chapter 123-20 Improper Disposal of Waste, Chapter 123-21 Refuse Containers and Dumpsters, Chapter 123-22: Private Storm Drain Retrofitting
Natural Hazard Ordinance	No	-	-	-
Post-Disaster Recovery Ordinance	No	-	-	-
Real Estate Disclosure Requirement	No	-	-	-
Other (Special Purpose Ordinances [i.e., sensitive areas, steep slope])	No	-	-	-

Source: Table 9.16-7 Planning and Regulatory Tools, DMA 2000 Hazard Mitigation Plan Update Burlington County., September, 2019, pages 9.16-5 and 6.

- (v) Provide strategies and design standards that may be implemented to reduce or avoid risks associated with natural hazards;

Florence Township is in the process of Plan Endorsement. The guidelines for Plan Endorsement include consistency standards, which cover sustainability, conservation, hazard planning and climate resiliency planning, among other topics. To achieve plan endorsement, municipalities must “demonstrate consistency” with State agency plans and programs “that further smart growth principles.” The Climate Resiliency recommends municipalities complete a three-step process during the process:

- Step 1: Assess Vulnerable Areas, Critical Assets and Infrastructure (this should be coordinated with hazard mitigation assessment)
- Step 2: Develop a Local Resiliency Strategy
- Step 3: Periodically Demonstrate Action to Address Vulnerabilities

The municipal plan endorsement guidelines also require municipalities to adopt the following ordinances:

- Water Conservation Ordinance
- Wellhead Protection Ordinance
- Stream Corridor Protection Ordinance
- Floodplain Ordinance
- Municipal Stormwater Management Plan and Ordinance
- Electric Vehicle Ordinance

- (vi) Include a specific policy statement on the consistency, coordination, and integration of the climate-change related hazard vulnerability assessment with any existing or proposed natural hazard mitigation plan, floodplain management plan, comprehensive emergency management plan, emergency response plan, post-disaster recovery plan, or capital improvement plan; and



Florence Township is committed to addressing climate change through the plan endorsement process by implementing the required tasks outlined in the Municipal Plan Endorsement Guidelines, as feasible.

- (vii) Rely on the most recent natural hazard projections and best available science provided by the New Jersey Department of Environmental Protection;

Florence Township will continue to monitor natural hazard projections and best available science provided by the NJDEP.

#### **N. Land Use Plan Recommendations**

The Land Use Plan evaluates the major land use issues facing the Township of Florence, it articulates design guidelines for new and infill development in the community, and makes recommendations for future changes to the Township's development regulations and maps relating to land use. Following are the Land Use Plan and Zoning Ordinance Recommendations made during and subsequent to the preparation of all the Master Plan Elements contained in this 2021 Master Plan. A new Existing Zoning Map is provided in *Figure III-22. Existing Zoning Map* and the *Proposed Zoning Map* is provided in *Figure III-23*.

1. Consider truck weight restrictions on Delaware Avenue, East Front Street and West Front Street, from Route 130 to Burlington/Florence Township line. Local deliveries only would be permitted.
2. Revise the Zoning Map to include all of the Redevelopment Areas with approved Redevelopment Plans in the Township.
3. Revise the Zoning Map to reflect a zone change recommended in the 2018 Master Plan Reexamination Report that was subsequently changed for Block 121, Lots 1, 2, 3.01, 3.02, 3.03 and 11. The zoning was AGR-Agricultural District and it was changed to RA-Low Density Residential, consistent with zoning to the west of the properties. Portions of Block 121, Lots 7 and 8 should also be changed from AGR to RA. Portions of Block 121, Lots 4.06, 4.07, 13, 14 and 15 remain in a split zone of AGR and RA. The entirety of these lots should be changed to RA, consistent with surrounding zoning revisions.
4. In general, the Zoning Ordinance should be updated to reflect definitions in the Municipal Land Use Law (MLUL) and all of the purposes of the MLUL. The most efficient manner in which to keep the Ordinance up to date with frequent MLUL revisions and avoid potentially yearly Ordinance reviews and revisions as the MLUL continues to evolve, is to update outdated sections and add a sentence that states, "or as updated, revised or deleted in the most current version of the MLUL." This will alert the user that the MLUL should be consulted, particularly if there is a significant change.

5. Burlington County sent a Memorandum to Municipal Construction Code Officials on March, 2021 regarding Plan Reviews for Retail Food Establishments. The Memorandum stated that the Burlington County Health Department is responsible for reviewing submitted plans for retail food establishments in accordance with NJAC 8:24-Chapter XII of the State Sanitary Code prior to the issuance of a local construction permit and certificate of occupancy. This includes newly constructed or renovated retail food establishments. By definition, restaurants, supermarkets, convenience stores, retail department stores, coffee shops, schools, recreational facilities, churches, fire halls, bars, etc. are considered retail food establishments by the definition in the regulation. The Zoning Ordinance or Checklist should be revised to assist in alerting applicants of the need for this approval early in the approval process.
6. Require Make-Ready parking spaces as required by recent legislation. The Township should also consider spaces for all types of vehicle manufacturers and not just one manufacturer.
7. Distribution Centers and Warehouses should be deleted from the list of permitted uses in the SM-Special Manufacturing District.
8. Add a section or statement to the Zoning Ordinance indicating that parking lots and trailer lots are not a permitted primary use in any zoning district.
9. Discussions should continue on revising the GM-General Manufacturing District on portions of Blocks 139, 126.01 and 179 to WF-Waterfront District. The purpose of the Waterfront District would be to provide for the combination of residential uses, retail and service uses, public parks/recreation areas, marinas and other river-oriented activities within a planned development or district. The development is intended to be designed to provide for an internally oriented group of activities which are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures. The new Waterfront District should promote flexibility in the design and planned diversification in relationships among the locations of and types of uses and structures; to promote the advantages of modern site planning for community development through the efficient use of land, and:
  - To enhance and strengthen the economic viability of the area;
  - To facilitate an economic arrangement of buildings, circulation systems, land uses, and utilities; to preserve to the greatest extent possible the existing landscape features and amenities;
  - To encourage innovative mixed-use development to serve the Township as a community focal point;
  - To promote the creation of places which are oriented to the pedestrian and promotes social interaction;
  - To encourage an atmosphere to support healthy businesses;
  - To recognize and plan for environmental constraints;
  - To utilize existing historical, architectural and urban design elements as guidelines in the overall design of new or repurposed buildings or structures using the physical, visual and



spatial characteristics of immediate and nearby buildings and structures to carry that theme into the Waterfront District, enhancing the architectural character of the area;

- To utilize existing park and waterfront walkway features and to incorporate waterfront access and water-oriented development in undeveloped areas in an harmonious and connected manner that develop a street and pathway providing a network of safe physical pedestrian and bicycle connections between neighborhoods and promotes the efficient movement of vehicles, and;
- To provide additional usable and suitably located open space facilities and common facilities than would otherwise be provided while enhancing the public health, safety, and welfare.

It should be noted that the inclusion of Block 179 in the Waterfront District is to permit DCA Fabricators to be grandfathered for their current use, however, should a change in use or sale of the property be proposed, the property would be subject to the Waterfront District uses and regulations.

10. The Zoning Ordinance is a lengthy document that would benefit from consolidating certain items into charts for ease in finding the information relevant to each zone and how that information may compare to other zones. Zoning Schedules for Area, Yard, and Bulk Standards, Parking and Loading Standards, and Sign Standards are recommended.
11. Maximum impervious coverage is not presented in all of the zoning districts, particularly the more intensive, non-residential districts including NC-Neighborhood Commercial, SM-Special Manufacturing, and GM-General Manufacturing Districts. It is recommended that the ordinance provide maximum coverage.
12. The Sidewalk Trust Fund (Ordinance §91-74) should be reviewed and revised to clarify that contributions to the fund can only be used to construct sidewalks in the vicinity of the project that provided an in lieu of contribution for the sidewalk that was not constructed and that the fund cannot be used in areas outside of the project area.
13. Review Article XX Recreation and Open Space Standards, §91-140 Contribution in lieu of construction to the Recreation Trust Fund, Required Minimum Facilities, etc. for consistency with past legislation.
14. Review the Zoning Ordinance to insure references that are contained in the Residential Site Improvement Standards (RSIS) are consistent with RSIS or there is a reference to refer to RSIS for design standards.
15. Review the Zoning Ordinance language regarding the size of accessory structures and provide language clarifying when a bulk variance is required and when a use variance is required. Accessory structures, in particular, pole barn variances are becoming more frequent applications to the Zoning Board. Height, overall size of the structures, and impervious coverage variances are increasing.
16. Review impervious lot coverage for in ground pools, paved walkways, sheds, pool equipment, etc. This type of application has been more prevalent with the Zoning Board so

increasing coverage and clarifying impervious coverage (decks, pavers) may be warranted.

17. Review the off-street parking and loading standards found in a number of places in the Ordinance and making them consistent. The Ordinance contains a general off-street parking requirement and in various zoning districts, there are different requirements.
18. Block 31, Lot 1 is the former Elementary School shown as “S” School. The lot is now vacant and should be rezoned RD.
19. Rezoning recommendations for Block 126.01 include:
  - a. Block 126.01, Lot 5 along Hornberger Avenue is zoned NC-Neighborhood Commercial. Behind the NC zone, the lot is zoned RA-Low Density Residential. The lot is 3.05 acres in size and is recommended to be entirely within the RD-High Density Residential, Municipal Affordable Housing District.
  - b. Block 126.01, Lots 5, 6, 7 are split zoned. Along Hornberger Avenue the zoning is NC and to the rear, the lots are zoned RA. The lots in their entirety should be rezoned RD.
  - c. Block 126.01, Lots 4 and 4.01 are shown as “P.” The two lots should be rezoned RA.
20. Block 126.02, Lot 1.01 and the rear two-thirds of Lot 1.02 are shown as “Q” Quasi-Public Facility. The front one-third of Lot 1.02 along Hornberger Avenue is shown in the NC-Neighborhood Commercial District. It is recommended that Block 126.02, Lot 1.02 be rezoned entirely in the NC District and Lot 1.01 be rezoned RD-High Density Residential, Municipal Affordable Housing District.
21. Block 144, Lots 1 through 21 are zoned NC. It is recommended that they be rezoned RA.
22. Block 145, Lots 1, 2, 3, 4.01, 4.02, 5, 6 and 7 are zoned NC. Lots that front on Hornberger Avenue (part of Lot 1 and Lots 2, 3, 4.01 and 5) should remain NC and Lots to the south of Hornberger Avenue (part of Lot 1, 4.02, 6 and 7) should be rezoned RA.
23. The triangular shaped Block 156.01, Lot 1 adjacent to park land along the Burlington Township boundary line should be rezoned from SM to AGR.
24. Ordinances referencing the posting of performance and maintenance guarantees under the Municipal Land Use Law should be revised to reflect the new law limiting the scope of performance guarantees, municipal authority to adopt two additional types of guarantees (a temporary certificate of occupancy guarantee and a safety and stabilization guarantee), changes to maintenance guarantee requirements, and changes to the posting of escrows for inspections.
25. Continue to establish strong pedestrian, bus and bicycle linkages between destinations, public



transportation, employment and residential areas.

26. Review monument sign dimensions and overall sign and message with a view to increase the size of the sign and/or size and address of the occupant(s). Delivery vehicles have reported that signage is difficult to read causing trucks to miss entrances, travel around blocks into residential areas or backup to find businesses.
27. Additional parking is needed at Morris Court. Alternatives to provide additional parking should be investigated.
28. Delete the SMO-Special Manufacturing Overlay Zoning District.
29. Change the AGR-Agricultural District on Cedar Lane (Florence-Columbus Road) on Block 160.01, Lots 12.01, 12.02, part of 12.03 and 16 to RA-Low Density Residential, consistent with adjacent zoning.
30. Block 142, Lots 1, 2, 3, 4, 5, 6.01, 6.02, 8, 9, 10 are split zoning. Along Hornbegerr Avenue the zone is NC and lots to the rear are RC. It is recommended that all lots be zoned NC.
31. Block 163.01, Lots 3.01, 3.05, 3.06, 3.07 and Part of 5 are in the SM District. It is recommended that they be rezoned HC-Highway Commercial.
32. The following Blocks and Lots are located in the SM District in the vicinity of Interchange 52 of I-295 and it is recommended that these lots be rezoned AGR.  
  
Block 167.01, Lots 2.05 and Part of Lots 3.01 and 9;  
Block 168, Part of Lots 1 and 6 and Lots 2.11, 2.12, 3.01, 3.02, 4, 5.01, 5.02, 8, 10, 11, 12, 13  
Block 173.01, Lots 7.01, 7.02, 7.03, 8.05, 9
33. Rezone Block 155.49, Lots 54.02 and 54.05 from AGR to P.
34. Increase the minimum lot size for the AGR-Agricultural District to 10 acres from 3 acres to comport with the septic density determined by the nitrate dilution analysis for non-sewer service areas, which are provided in the *Burlington County Wastewater Management Plan* dated May 17, 2017.
35. Consider and require Green Infrastructure measures in developments and for homeowners and businesses. Additional information on Green Infrastructure is available at [www.nj.gov/dep/gi](http://www.nj.gov/dep/gi).
36. Review the Zoning Board of Adjustment's Annual Reports to track zoning issues and consider future amendments.